



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN CONSTRUCTION AND LAND USE**

Application Number: 2206448

Applicant Name: Sandy Bailey

Address of Proposal: 6550 18th Avenue SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into four parcels of land. Proposed parcel sizes are: A) 5,969 sq. ft., B) 5,002 sq. ft., C) 5,002 sq. ft.; and D) 5,002 sq. ft. The existing house will remain although the detached garage will be removed. (Original notice said the house was to be removed.)

The following approval is required:

Short Subdivision - To subdivide one existing parcel into four parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site Description

This 20,975 sq. ft. site is zoned Single Family 5000 (SF 5000). The site is located about three blocks east of Delridge Way SW in West Seattle. The lot is developed with a single family

residence on the western portion of the site. The site is not located in a mapped or otherwise identified critical area. The site is bounded by 17th Avenue SW on the east and 18th Avenue SW on the west. SW Holly Street is located two lots to the south of the site. Both 18th Avenue SW in front of the residence and SW Holly Street to the south are paved but are not improved with curbs or sidewalks. However, 17th Avenue SW is not open and is mapped as being located in a wetland.

Area Development

Development in the vicinity consists primarily of single family residences on lots of varying shapes and sizes. The heavy volume of traffic along Delridge Way SW two blocks to the west produces vehicle noise and airborne particulates in the vicinity. A riparian corridor is mapped as an environmentally critical area one block to the west. A wetland is mapped on the block across the street to the east.

Proposal

The proposal is to short subdivide one platted lot into four lots. Each lot would have the following lot areas: Parcel A – 5,969 sq. ft., Parcel B – 5,002 sq. ft., Parcel C – 5,002 sq. ft., and Parcel D – 5,002 sq. ft. Vehicular access to Parcel A would be from 18th Avenue SW. Parcels C and D have street frontage on 17th Avenue SW, but will obtain vehicle access from a ten foot wide easement off of SW Holly Street. Parcel B is an interior lot which will also obtain vehicular access from the ten foot wide easement.

Comment

Two comment letters were received during the comment period which ended November 13, 2002. Concerns were expressed about the easement and utilities, the provision of offstreet parking, pedestrian safety for children attending the nearby school, and the loss of wildlife habitat for rabbits, doves, raccoons, foxes, and owls.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. Conformance to the applicable Land Use Code provisions;
2. Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;
3. Adequacy of drainage, water supply, and sanitary sewage disposal;
4. Whether the public use and interests are served by permitting the proposed division of land;

5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;
6. Is designed to maximize the retention of existing trees;
7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The proposed parcels would meet minimum lot size requirements with all four parcels having more than the minimum required 5,000 square feet per lot. Each parcel would provide adequate buildable lot area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. Parcel A would obtain vehicular access from 18th Avenue SW. Parcels B, C, and D would have vehicular access from a ten foot wide easement off of SW Holly Street. Both 18th Avenue SW and SW Holly Street are paved but do not have curbs or sidewalks, and 17th Avenue SW is not open. The Fire Department has indicated that the proposal will allow adequate emergency vehicle access to all parcels. City Light indicated that the proposed parcels will have adequate access to electrical utilities with the provision of an easement.
3. Drainage, water supply and sanitary sewage disposal issues are as follows:

Surface water runoff from the existing lot now drains to the wetland in the 17th Avenue SW right-of-way. Stormwater runoff from new construction should approximate the existing drainage pattern. There are no piped public drainage systems in the vicinity of this proposed short plat. Due to the short plat's proximity to the wetland to the east and the lack of piped drainage systems, an all-parcel grading, permanent stormwater control, and construction stormwater control plan is recommended prior to issuance of construction permit. Permanent stormwater control should approximate the existing drainage patterns so as to ensure the viability of the wetland to the east of the site.

There is an existing standard 8 in. water main in 18th Avenue SW. The developer will install an 8 inch water main in 17th Avenue SW for water service to Parcels C and D. Parcel B can obtain water from either 17th or 18th Avenues SW depending on the easement selected.

A public sanitary sewer (PSS) is available in 18th Avenue SW and another PSS is available in 17th Avenue SW. There is no sewer in SW Holly Street. The applicant

needs to provide easements for sanitary connections to either of the two PSS's. The addition to the short plat of sidesewer easements to allow sidesewer connections to either the PSS in 18th Avenue SW or the PSS in 17th Avenue SW shall be provided prior to recording. Also, depending on the permanent stormwater control plan, easements as needed to affect the approved stormwater control plan.

4. The purpose of the Single Family 5000 zone is to preserve and maintain the physical character of the single family residential areas in a way that encourages rehabilitation and provides housing opportunities throughout the City for all residents. This short plat will sensitively increase the scale and intensity of development in the neighborhood while also attempting to minimize the impacts on existing character. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.
5. The proposed subdivision is not located in a mapped or otherwise identified environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. No exceptional trees have been identified in general on the proposed short plat site. It is not obvious that there is a better plat design or lot configuration that would better maximize the retention of trees.
7. A unit lot subdivision is not proposed so the criterion relating to unit lot subdivisions is not applicable to this short plat.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the recording fee and final recording forms for approval. See changes suggested by the land use technician and reconcile the changes to the technician's satisfaction.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ____ of ____". If necessary, renumber the pages.

3. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
4. Provide an easement for electrical facilities to the satisfaction of Seattle City Light. Added to the plat shall be the following statement: *"An easement is granted to Seattle City Light as shown on page __ of __"*.
5. Provide a covenant or easement to allow for the proper display of addresses visible from the street.

Conditions of Approval Upon Application for Construction Permits

6. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction permit plans.

Prior to Issuance of the First Building Permit

7. Due to the short plat's proximity to the wetland to the east and the lack of piped drainage systems, an all-parcel grading, permanent stormwater control, and construction stormwater control plan shall be provided. Permanent stormwater control shall approximate the existing drainage patterns so as to ensure the viability of the wetland to the east of the site.

Signature: (signature on file) Date: July 3, 2003
Malli Anderson
Land Use Planner
Land Use Services